

85 01162

N 6/28/85

EXECUTIVE SUMMARY AND RECOMMENDATIONS

The Sports Facility Task Force was charged with the responsibility of evaluating the feasibility of a sports facility in the San Jose area. The focus of the study was on sports. The study consisted of a detailed evaluation of sports facilities in the area, including a survey of existing facilities and a survey of potential sites. The study also included a survey of the community's interest in a sports facility.

The study found that there is a strong interest in a sports facility in the San Jose area. The study also found that there are several potential sites for a sports facility. The study recommended that the City of San Jose should consider the following options: 1. A new sports facility on the San Jose campus. 2. A new sports facility on the San Jose campus. 3. A new sports facility on the San Jose campus. The study also recommended that the City of San Jose should consider the following options: 1. A new sports facility on the San Jose campus. 2. A new sports facility on the San Jose campus. 3. A new sports facility on the San Jose campus.

FINAL REPORT

OF

SPORTS FACILITY TASK FORCE

The Sports Facility Task Force is pleased to present this report to the City of San Jose. The report contains the findings of the study and the recommendations of the Task Force. The report is intended to provide the City of San Jose with the information it needs to make a decision about whether to build a sports facility in the San Jose area. The report also includes a list of potential sites for a sports facility and a list of recommendations for the City of San Jose.

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JUN 20 1985

UNIVERSITY OF CALIFORNIA

Submitted to:

San Jose City Council

May 14, 1985

DATE: 10/10/2011



10/10/2011

EXECUTIVE SUMMARY AND RECOMMENDATIONS

The Sports Facility Task Force was charged with "an independent examination of the feasibility of a sports facility in the San Jose area." The focus of our study was an arena. We have conducted a lengthy examination of many factors to reach the conclusion that a community arena facility is workable and desirable for San Jose.

The arena should have at least 17,000 seats and be capable of hosting a wide diversity of events not in conflict with the new downtown Convention Center. This arena should be a modern, comfortable, up-to-date, multi-purpose facility accomodating the needs of a variety of events and thus serving a large segment of the citizenry. It should be designed for use by all major indoor sports - basketball, ice hockey, indoor soccer - as well as provide an excellent setting for local sport events such as college and high school games and tournaments. It will provide a first-class setting for concerts, ice shows, the circus, religious events, community exhibitions, rodeos, boat shows and other events. The arena will be a beneficial addition to San Jose.

The Task Force feels it is important to preface its recommendations with a comment on financial feasibility. While economic studies show the probability of a very successful arena operation in San Jose, it must be acknowledged that in the beginning years, the revenues from the arena may not be sufficient to cover the total cost of operations and debt service. Should it occur, it will be necessary for some governmental entity to assume responsibility for this gap. The Task Force believes that even given this possible exposure, a community arena is a workable and desirable goal. The following recommendations are presented to the City Council.

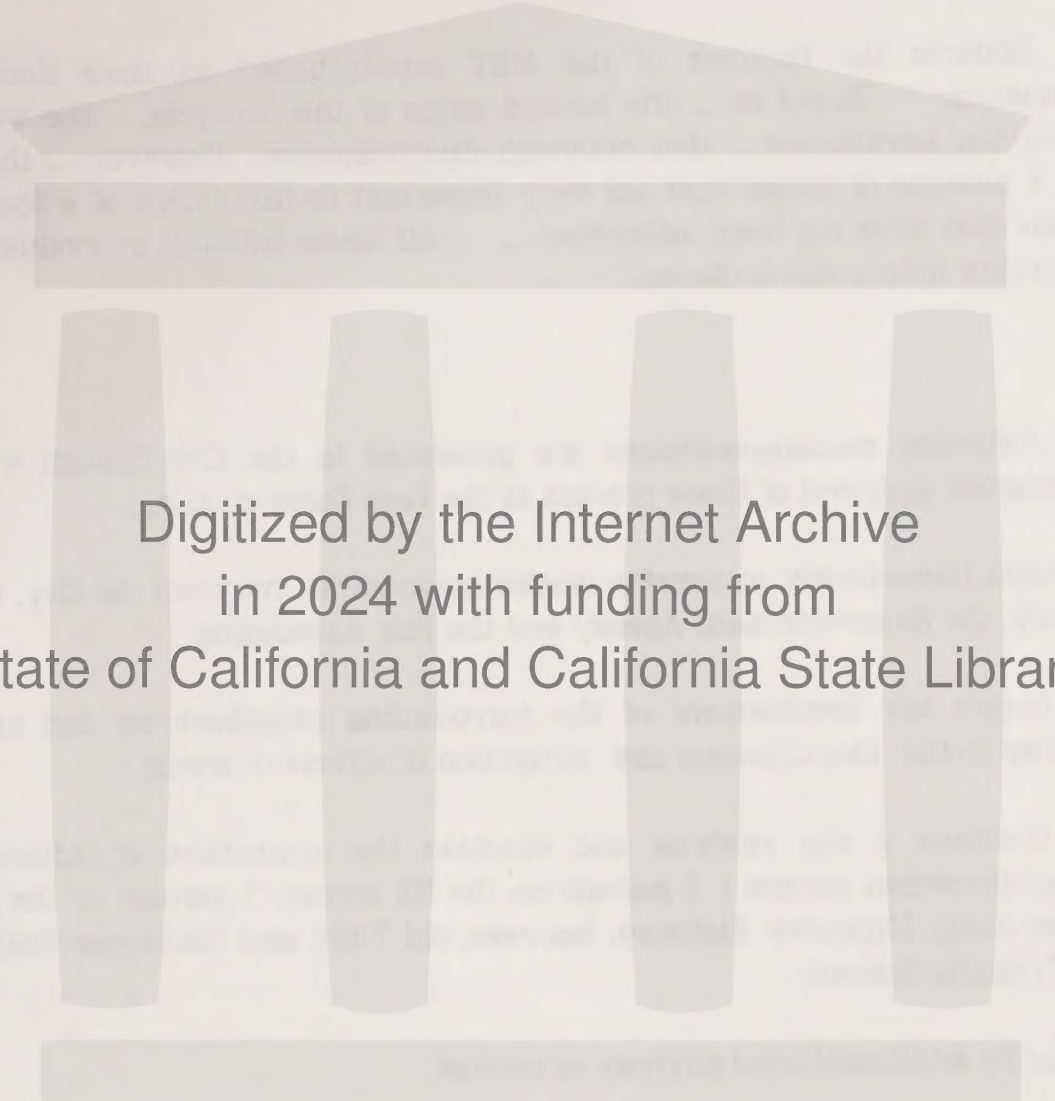
RECOMMENDATIONS FOR FURTHER ACTION:

The following recommendation is presented to the City Council with a 9-1-1-4 vote (Against Neece; Abstain: Lofgren; Absent: Corsiglia, Estruth, Garza, Uchida).

1. Endorse the findings of the MBT report based on their limited evaluation: "Based on ... the limited scope of this analysis, ... the wood dome has advantages ... that outweigh disadvantages. However, ... there are a number of issues that are very important to the design of a Sports Arena that have not been addressed. ... All issues (should) be evaluated in totality before one is chosen."

The following recommendations are presented to the City Council with unanimous approval of those present at the Task Force meeting:

2. Begin immediately to develop master agreements between the City, the County, the Redevelopment Agency and the Fair Association;
3. Insure the involvement of the surrounding neighborhood and give priority to the identification and mitigation of affects of arena;
4. Continue a site analysis and examine the acquisition of adjacent privately-owned parcels (3 parcels on the NE corner, 5 parcels on the SE corner along Monterey Highway, between old Tully and Umbarger Roads, and Franklin School);
5. Clarify additional legal analysis as needed;
6. Move forward with a process to select an architect or a design-build team, including all the additional factors needed for a full evaluation of designs along with a more detailed cost estimate;
7. Conclude the work of the Sports Facility Task Force, to be reconvened only if needed.



Digitized by the Internet Archive
in 2024 with funding from
State of California and California State Library

<https://archive.org/details/C123304505>

It should be made clear that any potential acquisition of additional parcels adjacent to the proposed site DOES NOT include any residential mobile home park. There will be NO displacement of any mobile home parks. The only acquisitions to be considered are the parcels along the easterly side of Monterey Highway and possibly the Franklin school site that is currently surrounded by Fairground property.

The most urgent recommendation is to move ahead to form agreements between the entities involved. If agreements on development, annexation, management and operations cannot be reached, the project cannot proceed. Until these agreements have been approved by the City Council and the Board of Supervisors, there is no project.

SUMMARY OF TASK FORCE DELIBERATIONS

The Sports Facility Task Force began meeting in March, 1984. While not limited to an arena, that became the focus of our study. Absent any interest by a specific team (which was the case at that time), the financial aspects of a stadium appeared prohibitive. We talked briefly about a combination facility, such as the Kingdome, but the desirability of the "super stadium" is becoming questionable. More teams (other than football) are moving from these large facilities to smaller arenas. The cost of roofing a combination stadium/arena is tremendous, and the climate in San Jose is such that an open-air stadium is actually preferable. These factors narrowed our choice to the traditional arena.

Another decision that became clear very early was the potential location of such an arena. Assembling the needed 50+ acres required for the building and parking would be difficult and expensive. Many of the remaining large parcels of land are located in areas not suitable for an arena. Using the criteria of freeway access, land cost, impact on adjacent areas, and joint parking with another use, the preferred public site identified to the Task Force was the site along Monterey Highway.

The Task Force began its economic analysis by reviewing a report prepared in 1981 by Economic Research Associates (ERA) relevant to development of a downtown arena in conjunction with the new convention facility. Although this study dealt with a specific site, much of the information was generic to an arena in any location. Rather than starting over, the Task Force asked ERA to update this study with new market and financial information. ERA subsequently served as consultants to the SFTF throughout the process.

Concurrent with the Task Force study, the Santa Clara County Fair Association was proceeding with its proposal to build an arena. The Board of Supervisors' conditional approval directed the Fair Association to prepare a financing plan with a full market analysis, complete the required environmental work, and make a good faith effort to merge the arena objectives of the Fair Association and the City. It was obvious that working together would produce the best possible facility for the entire community. The Fair Association was given a list of items needed to be considered for joint participation by the City of San Jose. The City Council held a Committee of the Whole study session on May 15, 1984, at which time the Council directed the SFTF to continue with its investigation of a potential sports facility as originally assigned.

At this juncture, the Fair Association was proceeding on a fast-track basis with an Environmental Impact Report and had issued a Request For Proposals for architectural/engineering services. The SFTF had just begun their examination of arena facilities and financial requirements, and the Task Force was not willing to endorse the Fair Association proposal without further independent study of its own. At the same time, the Task Force also did not want to duplicate the work of the Fair Association. If the

Fair Association was successful in developing an arena facility, the Task Force would then turn its attention to a possible stadium facility. It was clear that it was duplicative for both groups to be pursuing the same course at the same time.

At the end of June, the SFTF decided to suspend any meetings until the fall. It was agreed that an independent course of action was not appropriate at this time. Rather than have our consultants continue market studies and financial feasibility analyses, ERA would review the work done by the Fair Association, lending an objective, and hopefully, confirming opinion. Also, this would allow the Fair Association time to complete their RFP process and a decision would have been made if it was financially feasible for them to proceed without the need of additional funds from the City. Over the summer, the co-chairs of the Task Force, along with staff, met with the Fair Association and were kept advised of developments.

In September, it became clear that in order to build a first-rate arena facility it would be necessary to involve the City. At this point, the Mayor endorsed the concept of an arena at the Fairgrounds location and identified the formation of a new Redevelopment Area as a possible source of funding. (The Monterey Corridor Project under study also points to the need for a Redevelopment Area.) The Mayor asked the Task Force to begin to define specific requirements and characteristics for a high quality community arena.

The Task Force received the ERA report on Arena Operations, Cost and Financing and the Planning Department response to the EIR prepared by the Fair Association. Of utmost concern was the completion of the EIR and the complete identification of mitigations necessary. The Task Force also endorsed the concept of an arena at the Fairgrounds and recommended that representatives visit other arenas to acquire working knowledge of what characteristics are desirable for a first class facility. Also recommended was the use of the Redevelopment process and that San Jose be the lead agency.

A tour of four facilities (Tacoma Dome, McNichols in Denver, The Summit in Houston and The Reunion in Dallas) provided first-hand observation of characteristics fundamental to a successful San Jose project. The tour provided graphic examples of what to do and what to avoid. It was agreed that a "hockey configuration" is the best floor size, with a "modest" number of moveable seats. A flexible floor accomodation is important to allow a variety of events that appeal to a broad range of community interests.

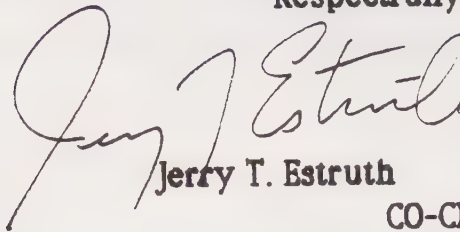
In December, the Task Force made the following recommendations to the City Council:

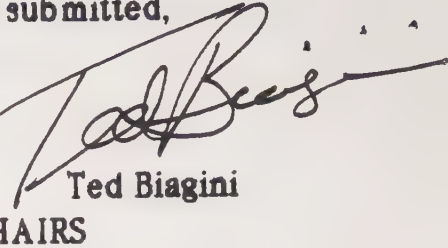
1. Outline all requirements necessary for the Redevelopment process and proceed in an expeditious manner.
2. Work with the County and the Fair Association to complete the EIR, defining all necessary mitigation measures and the needs and concerns of the neighborhood.
3. Prepare and evaluate a complete Financing Plan.
4. Establish a technical review committee to further define characteristics of an arena for San Jose.
5. Examine the possibility to connections to the planned light rail system and Guadalupe Corridor.
6. Begin the preliminary analysis necessary to define the management and operations functions.

These recommendations were approved by the City Council, and the Technical Committee began meeting in January, 1985. The report of that committee, dated April 11, 1985, is attached in full. The SFTF met on April 22nd to discuss the Technical Committe report . The conclusions reached at that time are the recommendations submitted to you at the beginning of this report.

The Sports Facility Task Force urges the City Council to begin the development of the arena project by forming the necessary agreements with all parties involved. This is of the utmost importance to proceed in a timely manner.

Respectfully submitted,


Jerry T. Estruth


Ted Biagini
CO-CHAIRS

ATTACHMENTS

List of Task Force Members

Map identifying potential parcels for acquisition

Report of the Technical Committee to Sports Facility Task Force

Response to the MBT report by Sink/Combs & Associates

REFERENCE MATERIALS PREVIOUSLY SUBMITTED TO CITY COUNCIL

Proposal Review by MBT Associates dated March 27, 1985

Economic Evaluation of Proposed San Jose Sports Arena by Economic Research Associates dated March 27, 1985

Harrison Price Market Study

Summary of Findings of EIR prepared by Fair Association

Report on Arena Operations, Cost and Financing by Economic Research Associates dated November 8, 1984

Periodic SFTF written reports submitted through the Council Agenda under Committee Reports

MEMBERS OF THE SPORTS FACILITY TASK FORCE

JERRY ESTRUTH, CO-CHAIR*

TED BIAGINI, CO-CHAIR*

ZOE LOFGREN

MARJORIE FERNANDES

VICTOR CORSIGLIA

FRANK FISCALINI*

CHARLOTTE POWERS

CLIFF SWENSON*

MIKE O'KANE*

YOSH UCHIDA

ANGELES GARZA

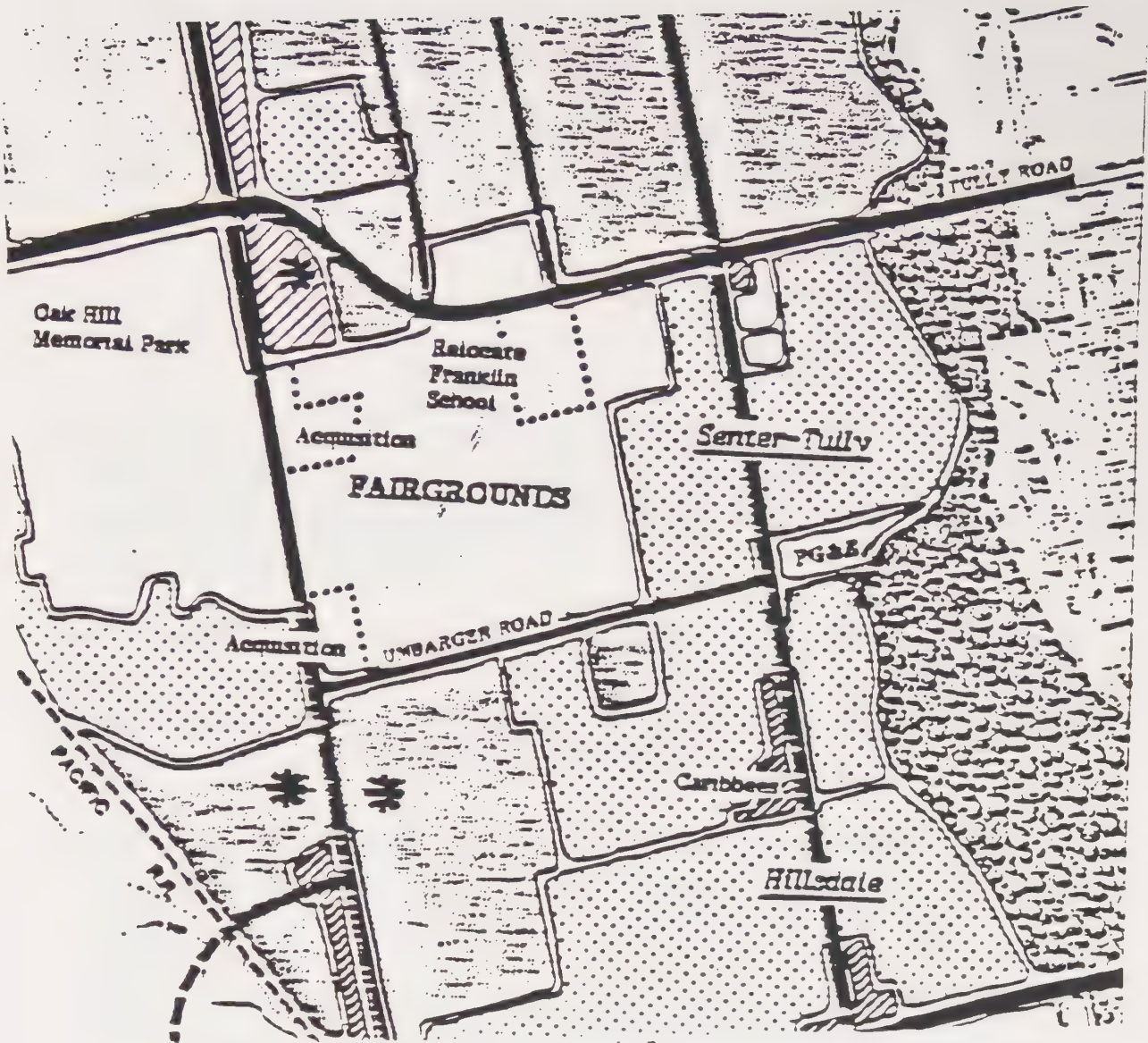
JOHN NEECE*

TONY ESTREMER

SANDRA STEPOVICH

RICHARD WYLIE*

* Technical subcommittee



Bayview-Oyster, Urban and Regional Planning
 Department of City Planning Revised March 21, 1985

PROPOSED MONTEREY CORRIDOR DEVELOPMENT STRATEGY

TO: SPORTS FACILITY TASK FORCE

FROM: TED BIAGINI AND JERRY ESTRUTH, CO-CHAIRS

RE: REPORT OF THE TECHNICAL COMMITTEE

DATE: APRIL 11, 1985

The Technical Committee has met four times since January. We have received presentations from McGranahan, Messinger (the design-build team selected by the Fair Association) and Charles Sink of Sink/Combs (an architectural firm in Denver).

On January 23rd, the McGranahan/Messinger team presented details on their proposal for a 430' wood dome structure. This is a multi-purpose functional facility. Discussion centered around the width of the concourse, the number of retractable seats and the projected event days.

On February 8th, Charles Sink presented a conceptual proposal based on an arena presently under construction in Hamilton, Ontario. This structure would be oval, in contrast to the round shape of a dome, utilizing a two-way steel truss system for the roof structure. Discussion centered around the rigging capabilities of the roof, the number of retractable seats and cost/fees for an architect vs. a design-build team.

The Technical Committee concluded that an independent evaluation of the two different structures was needed, and we have obtained an independent evaluation of those proposals by MBT Associates. Concurrently, Economic Research Associates completed an economic evaluation of the proposed arena. Both of these reports were presented to the Technical Committee on March 29th.

MBT Associates stressed the limitations of their review. First, they were asked to compare a specific, yet incomplete proposal for a San Jose facility (the dome structure) with a conceptual model of an arena being constructed in another location (the Sink /steel truss roof structure). MBT was able to reach some conclusions in terms of engineering, but they were not able to do a comparative cost estimate. They stressed the need for more evaluation before drawing definitive conclusions. They also suggested that there could be other possible solutions for San Jose outside the two designs evaluated.

Other comments offered by MBT included consideration of the seating design. They suggested a close look at the number/type of events projected to establish the best seating configuration. They cautioned that some of the disparities between the two designs could be equalized when the designs were refined for a specific San Jose facility. (The insulation of the truss roof could be increased to achieve a higher R-factor; exact energy usage of a smaller dome could be quantified; the availability of materials will have a lot to do with constructability and costs.)

The Technical Committee needed additional time to read the reports and discuss the information presented. A follow-up meeting was set for April 4th. After significant discussion, the consensus of the Technical Committee is that the limited comparison performed by MBT Associates favors a dome structure, but not all factors were addressed sufficiently to finalize a recommendation.

Cliff Swenson (a member added for his construction expertise) questioned the large disparity in energy useage between the two structures. Given the difference in air mass, the reverse difference in required tonnage did not make sense. If this point is the deciding factor between the two structures, Cliff felt that additional evaluation should be performed. The architects McGranahan/Messenger stated that the dome structure in Tacoma has a performance record that can be validated, and they can provide documented useage of 36,000 BTUs per square foot per year.

Dick Wylie felt there was insufficient information to make a decision to build or not build. He felt it was necessary to acquire the additional information needed to make a full evaluation. (However, this is not possible unless we proceed with an RFP/RFQ process that requests this additional information.)

There was significant discussion as to the legal status of the process. The legal requirements of a public redevelopment project are specific, and it is not clear that the process followed by the Fair Association (a Request for Proposal for architectural services which was then changed to a request for a design-bid proposal within a limit of \$17 mil) will meet these requirements. It simply is not possible to accept one design or another before going through a valid and consistent public offering. The legal counsel for the Redevelopment Agency will examine the public process that the Fair Association followed and will be present at the next meeting to clarify requirements.

John Neece expressed the concern of the Fair Association over the projected timeline. The Fair has been working on this project for over a year, and the timeline presented is not acceptable to them. They have legitimate concerns relative to adjusting Fair activities and the planning necessary to move some existing Fair facilities. He also expressed that the Fair Association had gone through a similar RFP process and he did not think it needed to be repeated. Bill Smethers, manager of the Fair Association, reiterated the community value of an arena and urged that agreements between the City and other parties be formulated as soon as possible.

Councilman Jim Beall, City Council liaison to the SFTF, felt the appropriate beginning point was the negotiations of master agreements between the entities (City, County, Fair Association) and that design decisions should come after the agreements and site analysis had been finalized.

Cliff Swenson commented that discussions of a design-build proposal were premature when there was at least nine to twelve months of pre-planning yet to be done. Any proposal accepted now would not have a valid cost a year from now, and that is the earliest projected date for start of construction. Cliff did not believe the design criteria was sufficient to enter into a contract at this time. He agreed with Jim Beall that the timeline needed to be shortened before considering construction alternatives. He also favored a RFP process, stating he knew of several local design teams and contractors interested in the project.

All the members of the Technical Committee agreed that the timeline should be shortened, and asked that staff look at the necessary steps to construction start. The committee also unanimously agreed to accept the MBT conclusion, with a preference for a dome structure unless additional evaluative considerations indicate otherwise.

RECOMMENDATIONS FOR FURTHER ACTION:

- 1. Endorse the findings of the MBT report based on their limited evaluation ("Based on ... the limited scope of this analysis, ... the wood dome has advantages ... that outweigh disadvantages. However, ... there are a number of issues that are very important to the design of a Sports Arena that have not been addressed. ... All issues (should) be evaluated in totality before one is chosen.")**
- 2. Move forward with a Request for Proposal/Request for Qualifications process to select an architect or a design-build team, including all the additional factors needed for a full evaluation of designs;**
- 3. Continue a site analysis and examine the acquisition of adjacent privately-owned parcels;**
- 4. Clarify additional legal analysis as needed.**
- 5. Develop master agreements between entities.**

Sink/Combs & Associates
a professional corporation for architecture

Charles S. Sink FAIA
Richard L. Combs AIA
Fred J. Coester AIA
Donald R. Dethlefs AIA

April 16, 1985

Sports Facility Task Force
c/o Robert Beyer
San Jose Redevelopment Agency
801 N. 1st Street
San Jose, California 95110

Dear Mr. Beyer:

I have been invited to respond to the Proposal Review prepared by MBT Associates and consequently have prepared the following.

I think the report is very professional. I liked what they said in the introduction that our proposal represents a "system of building ---- rather than a specific proposal". I don't think this point can be over-emphasized while one reviews the report. I also appreciate what is stated on page 7: "The McNichols Arena on the other hand can be said to be developed from the inside-out. The design is based on spectator and arena requirements." This is fundamental to us.


In the initial stage of preparing their report, MBT Associates requested drawings and sections of the arena that we designed in Las Vegas. Since the UNLV arena was designed specifically for basketball and not as a multi-purpose facility, I suggested that the design of the McNichols Arena might be a better frame of reference, never anticipating that the forwarded drawings would be taken literally and specifically as a proposal. The building is ten years old and precedes the energy conservation requirements of all building codes. It certainly must be understood that we would not propose to design other than an up-to-date state-of-the art mechanical system as well as the entire facility. Consequently, I take exception to three of the conclusions in the Evaluation Matrix where it indicates a clear advantage to the circular Wood Dome scheme: 1) Installed Cooling Load. 2) Installed Heating Load. and 3) Operating Cost.

I also take exception to the conclusion that acoustics in a round domed building will be the equivalent to those in a building shaped like McNichols. It has been our experience that round buildings are extremely difficult to control in terms of echoes and reverberation times, particularly for any event involving music and/or voice. Our point of view on this item has been substantiated by our acoustical engineers, Boner & Associates of Austin, Texas.

If those four items are modified the evaluation shifts more favorably to the steel truss side. However, the real frustration to us is the lack of evaluation of seating and sightline configurations. We believe implicitly that spectator amenities are the heart and soul of good arena design. If these are compromised in favor of a structural material, the project effort will be a failure.

I hope the above does not sound overly critical. I think it is a very good report prepared under the difficult circumstance of trying to compare unlike proposals: one being a predesigned building package for a fixed price that is to be used for an arena; the second is a proposed professional service, a proposal that we be retained as architects to design an arena specifically for San Jose, based upon experience gained from designing arenas elsewhere in the USA and Canada.

Sincerely yours,



Charles S. Sink, FAIA
Sink/Combs & Associates

CSS:sw




C123304505

It is true that the world is not a perfect place, but it is a good one. The fact that it is not perfect does not mean that it is not good. We believe in the value of life, and we believe in the value of the world. We believe that the world is a good place, and we believe that it is a good place for us to live in. We believe that the world is a good place, and we believe that it is a good place for us to live in.

I hope the world will be a better place. I hope it will be a better place for us to live in. I hope it will be a better place for us to live in. I hope it will be a better place for us to live in. I hope it will be a better place for us to live in. I hope it will be a better place for us to live in. I hope it will be a better place for us to live in. I hope it will be a better place for us to live in.

Sincerely yours,


John F. Kennedy
President of the United States

100-100000